

Sedona - Land Development Code

§ 913 GOLF COURSE DEVELOPMENT STANDARDS.

913.01 Purpose. To ensure that every golf course be developed and managed with consideration for the unique conditions of the ecosystem of which it is a part and specifically to ensure that no depletions to the aquifer occur from the irrigation of golf courses and to encourage the use or reuse of effluent.

913.02 General Requirements. The following requirements shall apply to the development and processing of golf courses in conjunction with a Planned Development proposal or any other golf course development.

A. Applicant will be required to submit plans that demonstrate that the proposed project meets the standards set by the Arizona Department of Water Resource for golf courses in the Active Management Areas including limiting water usage to no more than 5 irrigated areas per hole times the turf water allotment presented in the water allotment table (§ 913.05 Water Balance Study).

B. Applicant to obtain a report of physical availability of water from the Arizona Department of Water Resources demonstrating an adequate water supply for the entire development including the golf course prior to recording the Final Plat/Final Site Plan and prior to construction of the golf course.

C. Applicant to demonstrate that the proposed development will be of an appropriate size and scale and reasonable or appropriate for a given area to generate sufficient effluent or re-use water to meet the entire irrigation needs of the golf course or demonstrate that an alternative supply of effluent or other renewable source of water will be available.

D. Applicant will be required to submit a water balance study to demonstrate that sufficient water supply other than groundwater will be available for use on the golf course. The format and standard assumptions and criteria will be used as a guide to complete the water balance study. These format and standard assumptions and criteria are included in § 913.05 Water Balance Study.

E. Applicant will be required to conduct a monitoring program as it pertains to surface water and groundwater quality and quantity. The monitoring program will be developed in concert with the appropriate approval authorities.

F. Applicant will be required to conduct monitoring program as it pertains to the performance of the wastewater treatment plant including effluent discharge quality and quantity for review and approval by staff or other appropriate agencies.

913.03 Design and Construction Standards. Applicant will be required to submit plans demonstrating that the golf course is designed, constructed and maintained in accordance with environmental practices as set out in Environmental Principles for Golf Courses in the United States and which meet the following conditions:

A. Emphasis shall be placed upon the design of irrigation, drainage and retention systems that provide for the efficient use of water. Drainage and storm water retention systems should be incorporated to help provide for both the short and long term irrigation needs of the maintained turf and the un-maintained areas of the course. Storm water retention systems may require an appropriate surface water right from the Arizona Department of Water Resources.

B. The course shall be designed with sustainable maintenance in mind. The design shall incorporate resource conservation strategies that are environmentally responsible, efficient and cost effective.

913.04 Construction Documents. Conceptual grading, drainage, irrigation, clearing and landscaping plans will be required as part of the Final Plat/Final Site Plan application and in conjunction with a development plan. Plans must have sufficient detail to demonstrate that the design, construction and maintenance will incorporate environmental principles and meet the intent of the water use standards for golf courses specified in this document.

913.05 Water Balance Study. The applicant shall conduct a water balance study to demonstrate that the development has a sufficient supply of water other than groundwater to meet the water requirements of the golf course. The water balance demonstration criteria are listed below.

A. **Water allotments.** Five irrigated acres per hole is the maximum acreage allotment, except when considering a previous water right allotment for surface water rights. The allotments presented in the table are for purposes of calculating the water balance for the facility and assume a 75% efficient irrigation system. If the applicant cannot meet the water requirements of a typical golf course

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with effluent, consideration may be given for a demonstration of reduced water use (for example, reducing the area irrigated).

Water Allotments for Turf Facilities

<i>Type of Use</i>	<i>Water Allotment - Facilities at 4,000 to 5,500 feet above MSL (ac-ft/acre)</i>	<i>Water Allotment - Facilities at 3,000 and up to 4,000 feet above MSL (ac-ft/acre)</i>
Turf	4.9	5.2
New turf (1 st Year)	5.9	6.2
Artificial lakes	5.5	5.8
Low water use landscaping	1.5	1.5

B. *Leaching requirement.* Turf may require the occasional leaching of salts from the root zone. Although treated effluent may not be as efficient as groundwater, even low quality water can be appropriately used for leaching. If the applicant believes that a leaching allotment is necessary, the applicant will have to demonstrate that a sufficient amount of renewable water supply. The standard equation utilizing electrical conductivity of the water shall be used to compute the leaching requirement.

$$\text{Additional Leaching Allotment} = (1/(1-(EC_w/5EC_e-EC_w)))-1)*CU/.75$$

Where:

- EC_w = Electrical Conductivity of the water used
- EC_e = Tolerance of the crop to soil salinity in electrical conductivity of the soil saturation extract (millimhos per centimeter)
- CU = Consumptive use of the crop

C. *Effective precipitation.* Precipitation that is effective in offsetting the irrigation water demands is included in the water allotments in the table above. Consideration will be given if the applicant can demonstrate an additional amount of precipitation will be effective in offsetting irrigation demands.

D. *Additional precipitation allowance.* If the applicant plans to capture additional runoff or off-site

precipitation for use on the golf course, the applicant shall demonstrate adequate storage, capacity, probability and volume of the captured water, and legal right to conduct the capture activity.

E. Effluent production. The standard water requirements of a new housing development shall be computed according to the standard water use rates specified in the Prescott Active Management Area (AMA) Third Management Plan. Only the interior water use requirements (interior gallons per capita-day) will be considered to be a contribution to the effluent re-use system. Outside water use will be considered lost and non-recoverable. An average value of 2.5 persons per household will be the standard housing unit occupancy level. Consideration will be given if the applicant has good evidence that the development water use and effluent capture rates are different from the values presented.

<i>Type of Residential Unit</i>	<i>Interior gallons per capita-day</i>	<i>Average Persons per housing unit</i>	<i>Exterior use (gallons per housing unit per day)</i>	<i>Total Water use per housing unit (gallons per day)</i>
Single family homes	57	2.5	75	217.5
Town homes	57	2.5	58	200.5

F. Seasonal fluctuations. Typical golf course water requirements have a peak water use period during the hot-dry part of the summer that is much greater than the average annual water use. However, effluent production does not typically match this high peak. The applicant must demonstrate that available effluent is sufficient to meet the summer peak water use requirements of the golf course (approximately 1 acre-foot/acre during the one month period from June 15 - July 15, or 3 acre-feet/day for a 90 acre golf course).

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§ 914 EDUCATIONAL INSTITUTIONS.

914.01 General Requirements. The following requirements shall apply to the development of educational institutions.

A. Number of students. A maximum of 200 students shall be permitted on a school site of 2 acres. For school sites greater than 2 acres, additional students may be permitted provided that all of the development standards in this section applicable to schools are met.

B. Location and access. In determining an appropriate location for charter and private schools the Commission shall base its decision on the degree to which the following criteria are satisfied. Criteria to address safety and traffic concerns:

1. Proximity to a road designed to carry through traffic.

2. Ease of access to a signalized intersection on Highways 89A and 179.

3. Access roads to the school to meet minimum design standards as determined by the City Engineering Department and Sedona Fire District.

4. Proximity to existing or proposed sidewalks and bicycle pathways.

5. Implementation of an effective car-pooling program or a bus or shuttle program, if applicable.

6. Installation of traffic calming devices, signage, and the like, as appropriate and as determined by the City Engineering Department. Criteria to address concerns for impacts on surrounding areas:

7. Proximity of the proposed school in relation to other existing or proposed schools, public or semi-public facilities and uses, and commercial uses.

8. Location on the periphery of a residential neighborhood, or as few as possible residential lots are situated adjacent to the proposed main access road.

9. Location adjacent to existing USFS land, state land or city owned land.

10. Site large enough to provide effective buffering between school buildings, parking areas and outdoor play areas and adjoining residential lots.

11. Reduction of potential impacts from the school by for example, retention of existing trees and shrubs, installation of new landscape materials, construction of walls and fences, strategic building design and placement, use of changes in grade, and the like.

C. Lot coverage. Maximum lot coverage shall be determined by the standard established in the underlying zoning district.

D. Floor area ratio. Floor area ratio shall be determined by the standard established in the underlying zoning district, if applicable.

E. Yards. Required yards shall meet those established in the underlying zoning district, unless the more restrictive requirements contained in paragraph F. below apply.

F. Minimum separation. A building used for educational purposes shall maintain a minimum separation of 50 feet from any single-family dwelling or accessory building. If adjoining lots are vacant, the minimum 50-foot separation shall begin from the setback line of the adjoining vacant lot.

G. Outdoor bells and speakers. Outdoor bells and speakers shall be prohibited, except for the purpose of providing information in the case of an emergency or for security reasons, and in accordance with the state and federal regulations.

H. Parking area location. Parking areas shall be established based on the following requirements:

1. In all residential zones parking shall not be permitted in front yard setback areas. Front yard setback areas adjoining parking areas shall be landscaped to provide screening, and shall meet the minimum requirements of §§ 910.05 and 910.08. Where parking is provided in rear or side yard areas in residential zones, a minimum 10-foot wide landscape buffer shall be provided between the parking area and the property line, and a wall or fence shall be constructed along the property line to screen the parking area.

2. Parking areas in commercial zones shall meet the minimum landscape buffer requirements of §§ 910.05 and 910.08, and the parking requirements contained in § 912.

I. Screening of outdoor play areas and ball courts. Where necessary to provide an effective buffer and

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screen of outdoor play areas and ball courts to adjoining residential properties as recommended by the Director and as determined and approved by the Commission, the following shall apply:

1. A solid wall or fence shall be erected in accordance with § 903.02 along the rear and side property line; or

2. A solid wall or fence shall be erected in accordance with § 903.02 around all outdoor play areas and ball courts; or

3. A minimum 100-foot wide landscape buffer shall be provided between outdoor play areas and ball courts and adjoining residential properties.

4. Any combination of these requirements as determined by the Director and Commission to mitigate the potential impact of outdoor play areas on adjoining residential properties.

5. Where feasible as determined by the Director and the Commission, play grounds and play areas shall be located within a courtyard formed by the strategic placement of the school buildings.

Notwithstanding the requirements provided above, outdoor play areas and ball courts shall be located a minimum of 25 feet from a residential property line.

J. Parking area lighting. Parking area lighting adjoining residential areas shall be less than 4 feet in height measured from adjacent grade. Parking area lights for schools located within or adjoining commercial and special development zones shall comply with the requirements of § 911.

K. Outdoor activities. No unsupervised outdoor play activities shall be permitted prior to 7.30 a.m. and after 6.00 p.m. in residential areas unless a temporary use permit has been issued pursuant to the requirements of § 407. Supervised outdoor curricular activities shall be exempt from these time limits.

L. Building design. All school buildings shall be designed in keeping with the design guidelines provided in Article 10, Design Review Manual, and to be compatible with the surrounding residential neighborhood.

M. Circulation plan. A circulation plan shall be submitted to the Director that addresses student drop-off and pick-up areas, access driveways, parking areas and

pedestrian and bicycle pathways. A Traffic Impact Analysis may also be required by the Director.

N. Car-pooling. The need for car-pooling may be required as part of the Conditional Use Permit review process as a condition of approval depending on the specific characteristics of the school and its location.

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§ 915 HOME OCCUPATION USES.

915.01 General Requirements. The following requirements shall apply to home occupation uses.

A. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.

B. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, and the like).

C. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation. The category "Home Occupations" does not include a family of unrelated persons with disabilities residing in a group home licensed by the State of Arizona, including staff persons, as defined by this code.

D. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.

E. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.

F. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed 25% of the gross floor area on the site.

G. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.

H. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.

I. No smoke, odor, liquid or solid waste shall be emitted.

J. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.

K. There shall be no rental of residential space for commercial uses by others.

(Am. Ord. 2006-02, passed 1-10-2006)

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§ 916 ADULT USES.

916.01 General Requirements. The following requirements shall apply to adult uses.

A. A conditional use permit application for any proposed adult use shall be submitted pursuant to the provisions of §§ 402.02 A and B, including the procedures described therein for a preapplication consultation and application submittal requirements. After the filing of a conditional use permit application for a proposed adult use with the Community Development Department, the Director shall within 15 days of filing of the application, determine if the application is complete. If the application is found to be incomplete, the Director shall immediately inform the applicant in writing, by certified mail, of the reasons thereof. The Director shall process any resubmitted application in accordance with the same requirements applicable to the processing of the original application. An applicant may appeal the Director's determination that the application is incomplete to the Board of Adjustment pursuant to § 404.10.

B. No conditional use permit application for any proposed adult use shall be deemed complete unless the Director has determined that all of the following conditions exist:

1. No other adult use is located within 1,000 feet of the proposed adult use.

2. The proposed adult use, if established, would not be located within 300 feet of the following protected uses, provided such protected uses are established on or before the date an application for the proposed adult use is filed:

- a. A public or private day nursery or preschool;
- b. Elementary, middle, or secondary school;
- c. Instructional school, if a majority of the student's population are minors at the time application is made for the adult use permit;
- d. Vocational high school;
- e. Public park or trailhead;
- f. Teen dance center;

- g. Game center;
- h. Amusement park;
- i. Public library;
- j. Church, synagogue or temple; or
- k. Community buildings or recreational facility not publicly owned (such as Boys and Girls Club, YMCA, and the like.)

3. The proposed adult use, if established, would not be located within 300 feet of any of the following zoning district boundaries: RS-5A, RS-70, RS-36, RS-35, RS-18a, RS-18b, RS-12, RS-10a, RS-10b, RS-6, RMH-12, RMH-10, RMH-6, RM-1, RM-2, RM-3, MH, PRD, CN, OP, RC, PD, CF, OS, T, or NF unless a petition requesting waiver of this requirement, signed by 51% of those persons residing, 30 days or more, within a 300-foot radius of the proposed location and by 51% of those non-governmental owners who own uses listed in paragraph 2.b within a 500-foot radius of the proposed location is received and verified by the Director. In such cases, the Planning and Zoning Commission may waive conditions 2.b. and 2.c.

C. 1. For purposes of this section, streets and other thoroughfares adjacent to the zoning district boundaries specified in paragraph 2.c shall themselves be considered within such district boundaries.

2. Measurements to determine whether the proposed adult use is within 1,000 feet of any other adult use shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest exterior wall of any other adult use.

3. Measurements to determine whether the proposed adult use is within 300 feet of a zoning district boundary shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest edge of the zoning district boundary.

4. Measurements to determine whether the proposed adult use is within 300 feet of any use identified in 2.b above shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest point of lot boundary.

5. Measurements to determine whether the proposed adult use is within 300 feet of any recreational area, park, or trailhead shall be measured from the nearest point of the exterior wall of the proposed adult use to the

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nearest edge of the nearest public right-of-way, public parking, public access or fenced area associated with the recreational area, park or trailhead.

6. Measurements involving a proposed adult use and any use identified in 2a or 2b above, both located on the same multi-tenant parcel, shall be measured from the nearest point of the exterior wall of the proposed adult use to the nearest point of the exterior wall of any use identified in 2a or 2b above.

D. Following acceptance of a complete application, the Director shall conduct a formal review and prepare a report which shall be submitted to the Planning and Zoning Commission and made available to the applicant, media, and general public 7 calendar days prior to the public hearing. Notice of hearings shall be given the same manner as provided in § 402.04.

E. Action of the Planning and Zoning Commission regarding the conditional use permit application shall be in accordance with § 402.05 based upon the findings in § 402.06 and in addition, the Planning and Zoning Commission shall also find that the granting of such conditional use permit would not endanger the public health, safety or welfare by significantly increasing the likelihood of 1 or more of the following:

1. Hazards to the public health arising from the creation of a sanitary nuisance.

2. Illegal conduct in the areas surrounding the proposed adult use.

3. Adverse impacts on surrounding property resulting from an unusual volume or character of vehicular or pedestrian traffic.

4. Substantial and demonstrable diminution of the market value of surrounding property.

F. The decision of the Planning and Zoning Commission shall be final 15 days from the date of the decision unless, prior to the expiration of that period, an appeal has been filed with the Director.

G. Notwithstanding the provisions of § 402, all conditional use permits for adult uses shall be subject to the following conditions:

1. All exterior doors shall remain closed during business hours.

2. All materials, projections, entertainment or other activities involving or depicting “specified sexual activities” or “specified anatomical areas” shall not be visible from off-premise areas or from portions of an establishment accessible to minors.

3. Sound from projections or entertainment shall not be audible from off-premise areas.

H. An applicant whose complete application for a conditional use permit for an adult use has been denied by the Planning and Zoning Commission or approved by the Planning and Zoning Commission, but subject to conditions unacceptable to the applicant shall have the right to appeal to City Council as provided in § 402.08.

I. Each of the provisions of this section, including each of the findings set forth in § 402.06 and subsection 5.a-d above, shall be severable, and a judicial determination that any such provision is invalid on federal or state constitutional grounds, or otherwise, shall not affect the validity of:

1. Any other provisions; or

2. Any determination by the Planning and Zoning Commission insofar as it is based on any provision not determined to be invalid.

J. These provisions shall not be construed as permitting any use or act which is otherwise prohibited or made punishable by law.

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§ 917 OPEN AIR BUSINESSES.

917.01 General Requirements. The following general requirements shall apply to open air businesses.

A. Open air businesses are distinct from and not subject to the provisions of § 407 (temporary uses) in that the duration of use is of a more permanent nature.

B. Open air businesses are subject to the approval of a conditional use permit. In the conduct of open air businesses, the following standards and requirements shall apply:

1. Open air business activities shall be conducted on the same lot or parcel as the primary business with which such activities are associated. The area in which displays and business activities occur outside a permanent structure shall be designated “outside sales/display area.”

2. The outside sales/display area shall be an area enclosed and surrounded by:

a. A building or group of buildings.

b. A masonry wall at least 6 feet in height (or as otherwise specified for the applicable zoning district).

c. A combination of the above.

3. The Commission may authorize other screening as an alternative to masonry walls, provided that the outside sales/display area is properly screened from the view of any contiguous property, right-of-way or easement. Alternative screening may include, but is not limited to, fencing, landscaping or dense live plant material.

4. Applications for open air businesses are subject to the requirements of § 402 (conditional use permit). In addition, applications submitted must include:

a. A plan identifying the entire outside sales/display area and all existing and proposed structures on the same parcel or lot.

b. A proposed implementation schedule.

c. The use category(s) for the outdoor sales and displays activities:

Category A	Retail (general retail sales only)
Category B	Professional Services (includes general retail sales and/or professional services)
Category C	Food Services (includes general retail sales, professional services and/or food service)

d. A brief description of the items to be sold or services to be provided.

e. A drawing showing the separate sales/display locations to be used, location and dimensions of items to be displayed, and any furniture, devices or accompanying features used in the outside sales/display area. For food service uses, indicate any heating or cooking devices utilized, source of power, and the like.

f. Hours of operation.

g. Transaction Privilege Tax (TPT) number.

5. A valid copy of all necessary permits required by state or local health authorities must be on file with the Community Development Department.

6. Off-street parking for the outside sales/display area shall comply with the provisions of Article 9. The number of spaces shall be consistent with those required in the schedule of off-street parking requirements in § 912.04.

7. “Gross floor area” shall be determined by calculating the square footage of the outside sales/display area as depicted on the required site plan. The outside sales/display area may occupy all or a portion of the enclosure described in § 620.02D.2.b.

8. Following issuance of a conditional use permit and in accordance with the proposed implementation schedule, the city will inspect the area and items displayed to ascertain compliance with the provisions of these regulations. In addition, the city may inspect such areas and items at any time thereafter to ensure continued compliance.

9. Any proposed revisions or changes to an approved conditional use permit that would result in an increase in the number of sales/display locations, an increase in floor area or a change in the approved use category shall be submitted in the same manner, and may be subject to the same approval process as the original review.

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10. If applicant fails to comply with conditions of a use permit, the conditional use permit shall be suspended automatically and may be revoked in accordance with the procedures prescribed in § 402.10.

11. General standards.

a. Outdoor sales and display items, furniture or other associated devices shall not obstruct exits and entrances nor shall they impede free flow of pedestrian traffic.

b. The designated outdoor sales/display area shall be kept clean and free from litter and debris at all times.

c. To minimize visual impacts and maintain an attractive appearance, the city may require aesthetic enhancements (such as, decorative and/or architectural embellishments, landscaping, and the like).

12. Additional conditions may be required as provided in §§ 402.05 and 402.06 of this code.

